



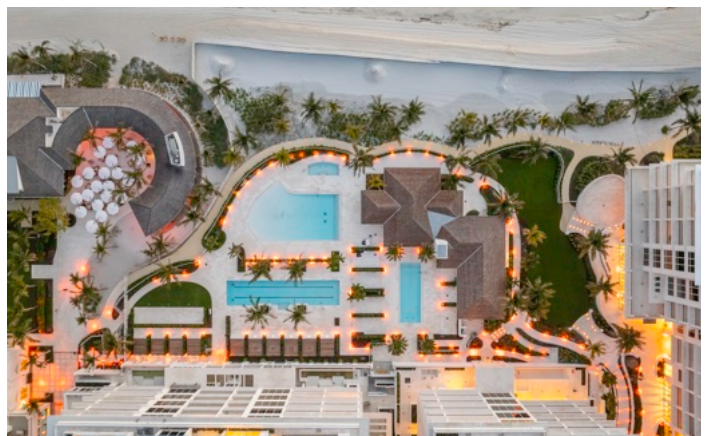
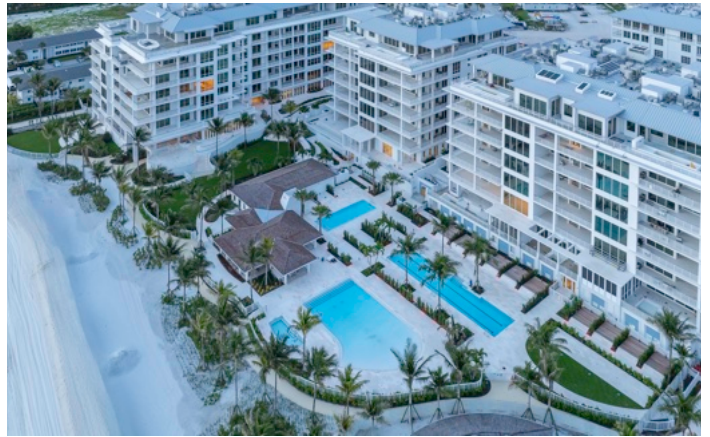
COASTAL OASIS

WHERE EVERY DAY ENDS IN A SUNSET

Building C - Residence #304

Amenities

- Gated/Secure Entrance With 2 Under-Building Parking Spaces and 24/7 Security
- 153 Residences in total
 - 58 Beachfront residences throughout three buildings
 - 95 Golf-side residences throughout five buildings
- 220 Hotel Rooms at Adjacent Four Seasons Resort Naples
- Resident's Beach Club Featuring:
 - State-of-the-Art Fitness Center
 - Luxurious Spa
 - Media Lounge
 - Card Room / Library
 - Multiple Adult & Family Pools
 - Beachside Concierge
 - Indoor/Outdoor Dining
 - Cova Lounge (serving lunch & dinner)
 - Beach House - serving breakfast, lunch & dinner



Optional Golf Membership

- Anticipated Opening End of 2026
- 18-Hole Course Currently Being Designed by Tom Fazio
- Full Practice Facilities
- Men's/Women's Locker Rooms
- Estimated/Expected Costs:
 - \$200,000 Initiation Fee
 - 80% Equity
 - \$27,000 Annual Dues
- Includes Racquet Club Membership, Featuring 6 Har-Tru Tennis Courts
- Water Sport Activities
 - Kayaks - Single & Tandem
 - Paddle Boards
 - Outrigger Canoes
- Additional Amenities at Market Square Featuring:
 - Sports Pub Casual Dining
 - Naples Trading Co - Coffee Shop
 - Conference Center
 - 4-Lane Bowling Alley & Game Room
 - Luxurious Spa & State-of-the-Art Fitness Center
 - Cinema
 - Fully Supervised FINs Kids Club





Interior Features

- Beachwood Design Style
- White Oak Wood Floors Throughout
- White Oak Wood Cabinetry Throughout
- Calacatta White Marble Countertops with Marble Backsplash in Kitchen
- White Limestone Flooring on Terraces
- Up to 12' Ceiling Height in Great Room & Master Bedroom
- Wet Bar in Great Room
- Cove Lighting in Great Room
- Hurricane Impact-Resistant Windows and Sliding Doors (up to 20' Wide Opening)
- Crestron® Lighting Zone Control Throughout
- Cresnet™ Prewire on Exterior Windows/Sliders for Electric Shade Control
- iPad Display to Control Lighting Zones, Thermostats, Shade Control, Audio/Sound, & Video Systems
- Electronic Leak Detection Monitoring Devices
- Private Alarm System
- Electric Subpanel to Accommodate a "Tesla Powerwall" Battery Backup System



Appliances

- Kitchen:
 - 72" Sub-Zero Integrated Refrigerator/Freezer
 - Wolf Stainless Steel Double Convection Ovens w/ an Integrated Warming Drawer
 - Wolf Stainless Steel Double Microwave and Steam Oven
 - 48" Wolf Stainless Steel Gas Range and Integrated Hood
 - Dual Side-by-Side Miele Integrated Dishwashers
- Great Room:
 - Wet Bar w/ Sub-Zero Undercounter Wine Fridge
- Laundry:
 - Double Vented Asko 3-Series Front-Loading, Full-Size Stackable Washer/Dryer

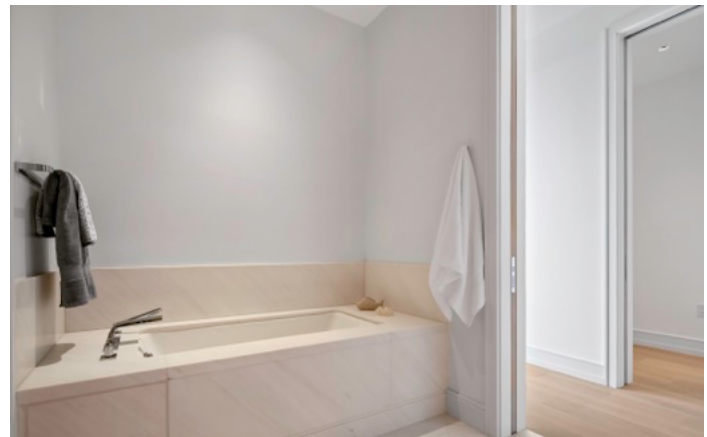






Master Bathroom Features

- Bianco Dolomiti Marble Floors, Bianco Dolomiti Countertops, and White Oak Wood Cabinet & Wall Paneling
- Kallista Polished Chrome Plumbing Fixtures & Fittings
- Rain Shower Head
- Separate His/Her Water Closets (TOTO Smart Toilet in Hers)

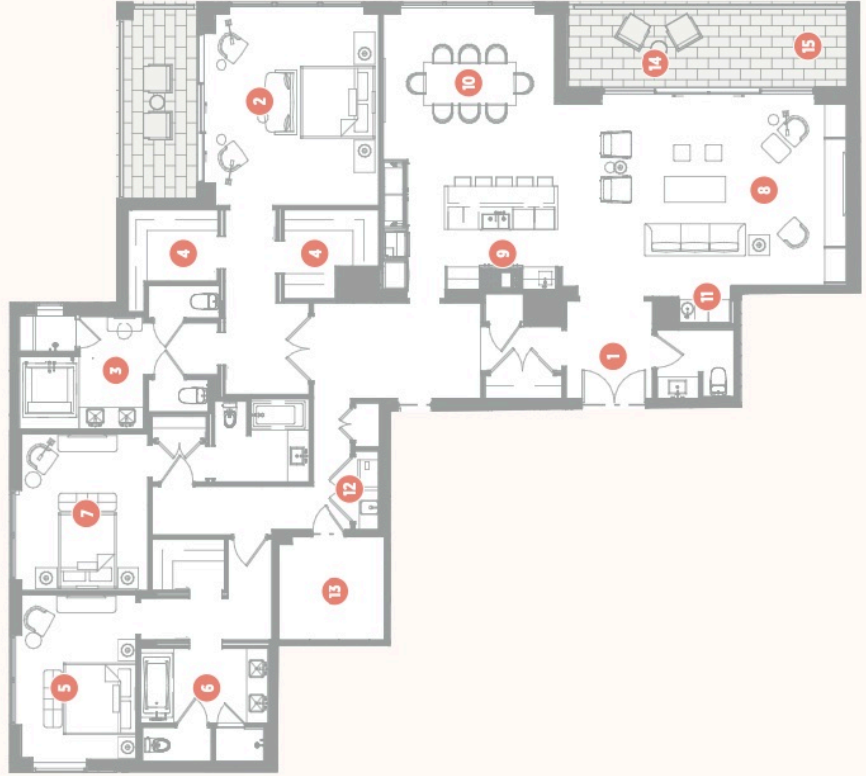






Residence C-4

GOLF VIEW



Arrival

- 1 Entry

Primary Suite

- 2 Primary Bedroom 17' x 15'
- 3 Primary Bathroom 10' x 18'
- 4 Walk-in-Closet

Secondary Bedrooms

- 5 Junior Primary Bedroom 15' x 11'
- 6 Junior Primary Bathroom 10' x 11'
- 7 Bedroom 3 14' x 11'

Living Areas

- 8 Great Room 17' x 27'
- 9 Kitchen 13' x 16'
- 10 Dining 12' x 17'
- 11 Bar

Other Areas

- 12 Laundry
- 13 Tech Room

Outdoor Living Spaces

- 14 Lounging
- 15 Sunset Terrace 9' x 27'

WATER VIEW



Nick Bobzien, PA
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 Your Source For A Stress-Free Real Estate Experience!

Customer Financial Report - Residential



List Price: \$12,995,000
MLS#: 226017527
Address: 901 GULF SHORE BLVD N #C-304, NAPLES FL 34102
GEO Area: NA05 - Seagate Dr to Golf Dr
County: Collier
Status Type: Resale Property
List Price/Sqft: \$3,777.62
Property ID: 13400800143
Furnished: Furnished
Bldg Design: High Rise (8+)
Virtual Tour URL: <https://media.thewanderlustphotography.com/sites/emojibkb/unbra>
Virtual Tour URL2: <https://player.vimeo.com/video/1202570712?badge=0&autoplay=0>
Subdivision: NAPLES BEACH CLUB BLDG C
Development: NAPLES BEACH CLUB
Listing Broker: Downing Frye Realty Inc.

Status: Active (06/18/26)
Property Class: Residential
Apx Liv Area: 3,440
Apx Tot Area: 3,810
DOM/CDOM: 20/20
Beds/Baths: 3 Bed / 4(3 1)
Year Built: 2026

Detailed Property Information

ML# 226017527

Property Information: Welcome to Coastal Oasis — Where Every Day Ends in a Sunset — a brand-new luxury residence where refined coastal design, sweeping southwest Gulf views, and effortless turnkey living come together within one of Naples' most coveted beachfront destinations. Located within the prestigious Residences at Naples Beach Club at The Four Seasons, residents enjoy an extraordinary resort lifestyle unlike any other. Spend your days relaxing beside four spectacular resort pools with attentive beachside service, enjoying exceptional dining and cocktails at the private beachfront Cova Lounge, rejuvenating at the world-class spa and state-of-the-art fitness center, or looking ahead to the Tom Fazio redesigned championship golf course, with golf memberships anticipated to become available in late 2026. Complementing these exceptional amenities, Four Seasons concierge-level service delivers an unparalleled standard of personalized attention, creating a truly effortless lock-and-leave lifestyle without compromise. Positioned on the third residential floor (fourth building level), this exceptional residence offers 3,440 square feet of beautifully designed living space, featuring three bedrooms, three full bathrooms, and a private powder bath. Expansive glass doors and windows invite natural light throughout while framing captivating southwest Gulf views that deliver spectacular sunsets throughout Naples' coveted winter season. Designed in a timeless beach-inspired coastal style, the interiors reflect relaxed elegance and are offered fully furnished, allowing immediate enjoyment without the time or expense of design and furnishing. Coastal Oasis provides a seamless, move-in-ready opportunity rarely found in newly completed luxury residences. The beautifully designed kitchen blends style and functionality, thoughtfully curated for elevated entertaining and effortless everyday living. Premium integrated appliances include a dramatic 72-inch Sub-Zero refrigerator/freezer, a 48-inch Wolf gas range with pot filler and custom hood, Wolf double convection wall ovens with integrated warming drawer, microwave and steam ovens, and dual side-by-side Miele integrated dishwashers. The adjacent wet bar, complete with Sub-Zero wine refrigeration, enhances the home's entertaining appeal, while dual stacked Asko washer and dryer sets provide added convenience for effortless coastal living. The spacious 27-foot-wide private terrace, spanning nearly 250 square feet, extends the living experience outdoors—an ideal setting to enjoy morning coffee, entertain guests, or unwind as the sun sets over the Gulf. More than a residence, Coastal Oasis is an invitation to experience one of Naples' most extraordinary beachfront lifestyles—where every evening ends with a breathtaking sunset and every day begins with the effortless luxury of Four Seasons living.

Ownership: Condo	Pets: Limits
Lot Size:	Pets - Max. Weight: 90
Cable: Yes	Pets - Max. Number: 2
Guest House L.A.:	Pets - Other Limits:
Guest House Desc:	Approx. Lot Size: 0x0x0 - Property Appraiser Office
Elementary School: LAKE PARK ELEMENTARY SCHOOL	Windows: Impact Resistant
Middle School: GULFVIEW MIDDLE SCHOOL	Exterior Finish: Stucco
High School: NAPLES HIGH SCHOOL	Community Ty: Gated, Golf Course
Private Pool: No	Golf Type: Golf Equity
Private Spa: No	Floor Plan Type: Great Room, Split Bedrooms
Heating: Central Electric	
Kitchen: Gas Available, Island, Pantry	
View: Golf Course, Gulf, Pool/Club	
Flooring: Wood	
Cooling: Ceiling Fans, Central Electric	

Presented By: Nick Bobzien, PA

Customer Financial Report - Residential

Amenities: Beach Access, Beach Club Included, Bike Storage, Community Pool, Community Room, Community Spa/Hot Tub, Concierge Services, Electric Vehicle Charging, Exercise Room, Extra Storage, Full Service Spa, Golf Course, Internet Access, Lap Pool, Library, Private Beach Pavilion, Private Membership, Restaurant, Sauna, See Remarks, Sidewalk, Streetlight, Tennis Court, Trash Chute, Underground Utility

Bedroom: Split Bedrooms

Dining: Breakfast Bar, Dining - Family

Equipment: Cooktop - Gas, Dishwasher, Disposal, Double Oven, Dryer, Home Automation, Microwave, Pot Filler, Range, Refrigerator/Icemaker, Security System, Smoke Detector, Steam Oven, Tankless Water Heater, Wall Oven, Warming Tray, Washer, Wine Cooler

Exterior Features: Patio

Interior Features: Built-In Cabinets, Cable Prewire, Fire Sprinkler, Foyer, French Doors, Internet Available, Laundry Tub, Pantry, Smoke Detectors, Surround Sound Wired, Volume Ceiling, Walk-In Closet, Wet Bar

Master Bath: Dual Sinks, Jetted Tub, Separate Tub And Shower

Additional Rooms: Balcony, Great Room, Guest Bath, Guest Room, Laundry in Residence, Open Lanai/Porch

Parking: 2 Assigned, Covered, Deeded, Electric Vehicle Charging, Guest, Load Space, Paved Parking, Under Bldg Closed

Restrictions: Architectural, Deeded, Limited Number Vehicles

Security: Garage Secured, Gated, Guard At Gate, Lobby

Storm Protection: Impact Resistant Doors, Impact Resistant Windows

Unit/Bldg. Information		ML# 226017527	
Building #:	C	Builder Product:	No
Carport:	0	Unit Floor:	3
Elevator:	Private	Garage:	2, Attached
Roof:	Built-Up or Flat	Construction:	Concrete Block
		Building Descript:	Corner, End-Unit
		Total Floors:	1

Lot Information		ML# 226017527	
Waterfront:	Yes	Waterfront Descrip:	Gulf Frontage
Gulf Access:	No	Boat/Dock Info:	None
Gulf Access Type:		Water:	Central
Canal Width:		Sewer:	Central
Rear Exposure:	SW	Irrigation:	Reclaimed
Sec/Town/Rng:	//	Lot Description:	Other
Legal Unit:	0	Lot:	
Subdivision #:		Block/Bldg:	
Zoning:			
Legal Desc:	C-304 of NBC Residences Condominium ABC		

Financial/Transaction Information

Total Tax Bill:
Tax Year: 2026
Tax Desc: New Construction
Min. Days Of Lease: 0
Num of Leases/Yr: 0
Approval: Application Fee

Management: On-Site
Terms: Buyer Finance/Cash

Maintenance: Insurance, Irrigation Water, Lawn/Land Maintenance, Legal/Accounting, Manager, Pest Control Exterior, Rec Facilities, Reserve, Sewer, Water

Special Info:

Tax District Type: Not Applicable

ML# 226017527

HOA Description:

Recurring Fees:
HOA Fee:
HOA Description:
Master HOA Fee
Condo Fee: \$9,700 Monthly
Spec Assessment:
Land Lease:
Annual Food & Beverage Minimum:
Mandatory Club Fee:
Rec. Lease Fee:

Total Annual Recurring Fees: \$116,400

One Time Fees
Mandatory Club Fee: \$0
Land Lease: \$0
Rec. Lease Fee: \$0
Other Fee: \$0
Spec Assessment: \$0
Transfer Fee: \$0
Application Fee: \$0

Total One Time Fees: \$0

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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Presented By: Nick Bobzien, PA



NB

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**DOWNING-FRYE
REALTY, INC.**